

**SAN ANTONIO ZONING COMMISSION  
OFFICIAL MINUTES  
May 3, 2011**

1. The Zoning Commission of the City of San Antonio met in the 1<sup>st</sup> Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

**1:00 PM – Public Hearing**

2. Roll Call.

**PRESENT:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava

**ABSENT:** Christian, Anguiano

3. Approval of April 19, 2011 Zoning Commission Minutes.

Zoning Case No. Z2011098 CD has been withdrawn as per the applicant's request.

**COMBINED HEARING:**

4. **ZONING CASE NUMBER Z2011094 (Council District 1):** A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Airport Hazard Overlay District on the south 50.45 feet of the east 80.17 feet of Lot 6, Block 6, NCB 775, 321 Jackson. Staff recommends approval pending plan amendment.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Five Points Neighborhood Association. Staff mailed 22 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Martinez to recommend approval.

**AYES:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava

**NAY:** None

**THE MOTION CARRIED**

5. **ZONING CASE NUMBER Z2011104 (Council District 6):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 17 and 18, Block 5, NCB 7404, 1110 South General McMullen. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Martinez to recommend approval.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava**

**NAY: None**

**THE MOTION CARRIED**

**6. ZONING CASE NUMBER Z2011107 CD (Council District 10):** A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 4 NCB 12170 and 0.412 of an acre out of Lot 14, NCB 12170, 1700 Block of Austin Highway. Staff recommends approval.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 54 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Martinez to recommend approval.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava**

**NAY: None**

**THE MOTION CARRIED**

**7. ZONING CASE NUMBER Z2011111 (Council District 7):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 19 & 20, Block 1, NCB 16663, 6151 & 6171 Northwest Loop 410. Staff recommends approval.

Staff stated there were 11 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Martinez to recommend approval.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**8. ZONING CASE NUMBER Z2011113 CD (Council District 1):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lots 3, 4 and 5, Block 3, NCB 2073, 1035 Culebra Road. Staff recommends approval.

Staff stated there were 17 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Gardendale Neighborhood Association. Staff mailed 21 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Martinez to recommend approval.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**INDIVIDUAL CONSIDERATION:**

**9. ZONING CASE NUMBER Z2011067 S (Council District 5):** A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Parking Lot Requiring Demolition of a Dwelling Unit on Lot 28, Block 33, NCB 6276, 127 Roslyn Avenue. Staff recommends denial of the requested "C-2" base zoning district, with an alternate recommendation for approval of "C-1 S" Light Commercial District with a Specific Use Authorization for Parking-Non Commercial, requiring demolition of a dwelling unit, pending plan amendment.

Bobby Perez, representative, stated he would like to amend his request to "C-1 S" as staff has recommended. He stated the purpose of this request is to extend the existing HEB parking lot onto the subject property. He further stated they have been in contact with the neighborhood association as well as the surrounding property owners who have expressed their support. He further stated they intend to abide by and comply with what Code requires.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Collins Garden Neighborhood Association. Staff mailed 30 notices to the Planning Team. Staff stated the applicant emailed a response from Collins Garden Neighborhood Association that implied support.

## **COMMISSION ACTION**

The motion was made by Commissioner McFarland seconded by Commissioner C. Martinez to recommend approval of "C-1 S".

**AYES:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy

**NAY:** None

**RECUSED:** Nava

## **THE MOTION CARRIED**

**10. ZONING CASE NUMBER Z2011071 (Council District 5):** A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 IDZ AHOD" General Commercial Infill Development Zone Airport Hazard Overlay District on south 50 feet of Lot 1 and all of Lot 2, Lot 3, Lot 4 and Lot 5, Block 1, NCB 2322, 105 South Zarzamora Street and 2918 West Commerce Street. Staff recommends denial, with an alternated recommendation of "C-2 CD IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Pawn Shop.

James Griffin, representative, stated the plan amendment was continued by Planning Commission on April 27, 2011 therefore he would like to request a two-week continuance.

Staff stated there were 27 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and no response from neither Prospect Hill nor Avenida Guadalupe Neighborhood Association. Staff mailed 22 notices to the Planning Team.

## **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner Ornelas to recommend a continuance until May 17, 2011.

**AYES:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, McNealy, Nava

**NAY:** None

## **THE MOTION CARRIED**

**11. ZONING CASE NUMBER Z2011101 (Council District 6):** A request for a change in zoning from "C-3" General Commercial District and "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District to "MF-33" Multi-Family District and "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor District on 21.611 acres out of NCB 17642, located along Highway 151 between Wiseman and West 1604 North. Staff recommends approval.

James Griffin, representative, stated he they have met with the surrounding property owners and the neighborhood association who have expressed concerns with drainage therefore he would like to request a continuance to address their issues.

**The following citizen(s) appeared to speak:**

Jan Wells, Mt. View Neighborhood Coalition, stated they are requesting a 4-week continuance. She stated they have met with the representatives of this case twice and still have several issues that need to be addressed. She does not feel a two continuance would be sufficient to sort out all their concerns. She stated one of the many concerns they have is with drainage being that their residents is located towards the bottom of the hill. She further stated they have requested meeting with storm water staff and have not received a response.

Nancy Carleton, stated she would also like to express her opposition in the proposed multi family development. She stated her property is adjacent to the subject property and has concerns with the increase in traffic, light and noise pollution.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 3 returned in favor and Mountain View Heritage Neighborhood Coalition is in opposition.

**COMMISSION ACTION**

The motion was made by Commissioner C. Martinez seconded by Commissioner D. Martinez to recommend a continuance until May 17, 2011.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava**  
**NAY: None**

**THE MOTION CARRIED**

**12. ZONING CASE NUMBER Z2011105 S (Council District 2):** A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution on 0.040 of an acre out of NCB 8694, 1248 Austin Highway, #202B. Staff recommends denial.

Pamela Madere, representative, state the purpose of this request is to allow for a Check & Go facility. She stated they currently are in operation across the street from the subject property and have been asked to relocate as Target will be opening at their current location.

**The following citizen(s) appeared to speak:**

Ralph Hodges, Division Vice President of Check & Go, stated he does not feel their request would pose a threat to the community as they are currently in operation across the street for the subject property.

Staff stated there were 2 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Wilshire Village Neighborhood Association. Staff mailed 42 notices to the Planning Team.



## **COMMISSION ACTION**

The motion was made by Commissioner D. Martinez seconded by Commissioner McNealy to recommend approval of "C-2 S AHOD"

**AYES:** Tiller, McFarland, D. Martinez, Salazar, C. Martinez, McNealy, Nava

**NAY:** Ornelas

## **THE MOTION CARRIED**

**13. ZONING CASE NUMBER Z2011109 S (Council District 8):** A request for a change in zoning from "C-3 GC-1 MLOD-1" General Commercial Gateway Corridor Military Lighting Overlay District to "C-2 GC-1 MLOD-1 S" Commercial Gateway Corridor Military Lighting Overlay District with a Specific Use Authorization for a Wireless Communication System on 0.014 of an acre out of Lot 3, Block 12, NCB 15825, 5410 Pecan Springs Road. Staff recommends approval.

Bebb Francis, representative, stated the purpose of this request is to allow for a Wireless Communication Tower on the subject property.

### **The following citizen(s) appeared to speak:**

Charlotte Kahl, stated she does not support the proposed zoning request. She expressed concerns with the affect the proposed tower may have with the existing flight pattern as this area has frequent flights to and from Camp Bullis.

Greg Huber, stated there is an existing tower on the subject property. The purpose of this request is to simply erecting another tower which would be approximately 70 feet with no light required nor generators.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor. Staff mailed 42 notices to the Planning Team.

## **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner McNealy to recommend approval.

**AYES:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava

**NAY:** None

## **THE MOTION CARRIED**

14. **ZONING CASE NUMBER Z2011110 S (Council District 1):** A request for a change in zoning from "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital to "C-2 AHOD S" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical-Hospital with a maximum height of 116.6 feet on 0.076 acre out of Lot 9, Block 9, NCB 842, 1310 McCullough Avenue. Staff recommended approval.

Steve Drenner, representative, stated they have met with Tobin Hill Neighborhood Association and they have requested another meeting which is scheduled for Tuesday therefore he would like to request a continuance. He stated the purpose of this zoning change is to allow expansion of the existing Metropolitan Health System Hospital.

**The following citizen(s) appeared to speak:**

Angie Ruiz, stated she is on the neighborhood planning team and is very concerned that they were not notified of the proposed zoning. She expressed concerns with the existing drainage issue and feels this issue should be addressed prior to new development. She would like to recommend the construction be west of McCullough.

Phillip Murkeit, stated his son is away on Military Duty and is speaking on behalf of his son. He would like to express concerns with the height and setbacks the proposed development.

Sandra Andersen, stated she did not receive notification of this proposed zoning change. She expressed concerns with the height the proposed structure. She does not feel this would be good for the residential neighbors that are adjacent to the subject property.

Staff stated there were 14 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Tobin Hill Neighborhood Association. Staff mailed 14 notices to the Planning Team.

**COMMISSION ACTION**

The motion was made by Commissioner Ornelas seconded by Commissioner Nava to recommend a continuance until May 17, 2011.

**AYES:** Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy

**NAY:** None

**RECUSED:** Nava

**THE MOTION CARRIED**

15. **ZONING CASE NUMBER Z2011112 S (Council District 6):** A request for a change in zoning from "C-3" General Commercial District to "C-3 S" General Commercial District with a Specific Use Authorization for an Auto Paint and Body on 3.417 acres out of NCB 17636, 75110 North Loop 1604 West. Staff recommends approval.

Ashley Farrimond, representative, stated the purpose of this zoning change is to allow for an Auto Paint and Body Shop on the subject property.

Staff stated there were 7 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor. Staff mailed 54 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner C. Martinez seconded by Commissioner McNealy to recommend approval.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava**

**NAY: None**

#### **THE MOTION CARRIED**

**16. ZONING CASE NUMBER Z2011114 (Council District 7):** A request for a change in zoning from "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Townhomes at a density of 11 units per acre with a maximum of 33 Townhomes to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on Parcel 72C, NCB 18557, 7585 Mainland Drive. Staff recommends the zoning case be continued to the June 7, 2011 public hearing; and staff reserves the final zoning recommendations until that time.

Bobby Perez, representative, stated as the plan amendment has been continued by Planning Commission at the April 27<sup>th</sup> meeting he would like to request a month continuance on this case.

Staff stated there were 23 notices mailed out to the surrounding property owners, 5 returned in opposition and 0 returned in favor. Staff mailed 29 notices to the Planning Team.

#### **COMMISSION ACTION**

The motion was made by Commissioner Nava seconded by Commissioner McFarland to recommend a continuance until June 7, 2011.

**AYES: Tiller, McFarland, Ornelas, D. Martinez, Salazar, C. Martinez, McNealy, Nava**

**NAY: None**

#### **THE MOTION CARRIED**

**17. Briefing regarding the HemisFair Park Area Framework Plan and its next steps.**

Andres Andujar, presented item.



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18. There being no further business, the meeting was adjourned at 3:01 p.m.

APPROVED:



Bill Tiller, Chairman

ATTEST:



Executive Secretary